



4 GREENAWAY GARDENS London NW3

London Borough of Camden

Historic environment assessment

April 2015



**4 Greenaway Gardens
Hampstead
London NW3**

Historic environment assessment

NGR 525804 185512

Sign-off history

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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

SG Consulting Ltd has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at 4 Greenaway Gardens in the London Borough of Camden. The scheme comprises the construction of a single-storey basement to the north-west and west of the footprint of the existing 1920/30s house. A single-storey extension would be constructed on the southern side of the house on a raft foundation. The existing ground floor would be lowered and this and an internal steel frame supported on pad foundations located within the building footprint.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site.

The site has a low potential for archaeological remains of all periods. Prior to the construction of the existing house the site was in open fields some distance from the historic centres of settlement. It lies on a slope on Clay geology and would not have been an ideal location for early settlement or farming and was probably woodland throughout the prehistoric to early medieval periods. There are few archaeological finds in the vicinity of the site. A recent geotechnical survey of the site, although not archaeologically monitored, indicates that the natural geology lies close to the current ground surface.

The proposed excavation for a new basement would entirely remove any archaeological remains that might be present from within the basement footprint. There would be localised impacts from pad and raft foundations.

In light of the low potential of the site to contain archaeological remains, along with the relatively small area of proposed impact, it is considered unlikely that any further archaeological work will be considered necessary by the local planning authority in relation to the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 SG Consulting Ltd has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 4 Greenaway Gardens, Camden (National Grid Reference 525804 185512: Fig 1). The scheme comprises the construction of a single-storey basement to the north-west and west of the footprint of the existing 1920/30s house. A single-storey extension would be constructed on the southern side of the house on a raft foundation. The existing ground floor would be lowered and this and an internal steel frame supported on pad foundations located within the building footprint.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2011), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. The site does not lie within an LPA archaeological priority area.
- 1.2.2 The site lies within the Bracknell, Greenaway and Chesterford Gardens sub-area of Redington and Frognal Conservation area as defined by Camden Borough Council. The Conservation Area is defined as "an exceptional example of consistently distinguished Victorian and Edwardian Architecture", with Greenaway Gardens largely characterised by interwar neo-Georgian red-brick architecture (Camden Borough Council 2000, 18).

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;

- describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 9.3.2 for methodology used to determine significance);
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications
 - Historic England – information on statutory designations including scheduled monuments and listed buildings
 - Landmark– historic Ordnance Survey maps from the first edition (1860–70s) to the present day
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - The client – architectural drawings (KSR Architects/March 2015), engineering drawings, (Richard Tant Associates/December 2014), existing site survey (On Centre Surveys/November 2014).
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 In light of the nature of the development (small scale in an area of low potential), along with ready access to site survey plans, no site visit was considered necessary.
- 2.1.5 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.6 Section 9.3.2 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.1.7 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at 4 Greenaway Gardens within the Greater London Borough of Camden, 600m west of central Hampstead (NGR 525804 185512: Fig 1). The site is bounded by Greenaway Garden road to the east, the houses of No. 6 and No. 2 Greenway Gardens to the north and south, and rear gardens to the west.
- 3.1.2 The site falls within the historic parish of St John Hampstead, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.3 The nearest major watercourse to the site is the River Brent, c 3.3km to the north-west of the site. Streams leading into the course of the River Fleet, one of London's "Lost rivers" are located on Hampstead Heath, 1.5km to the north-east of the site.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The area of Hampstead in which the site is located is characterised by a downward slope to the south. Topographical levels recorded on site vary from 90.2m Ordnance Datum (OD) at the south-western boundary of the garden to 93.2m OD in the north-east, the front yard. Levels of 92.3–92.7m OD are recorded in the rear of the present house .

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises the Claygate Member, a series of rocks formed in shallow seas with mainly siliciclastic sediments (comprising of fragments or clasts of silicate minerals) deposited as mud, silt, sand and gravel. The Claygate Member forms part of an outcrop culminating in the rise of Hampstead Heath, c 780m to the north-east of the site. It overlies London Clay, which is exposed c 45m south-west of the site (BGS digital data).
- 3.3.3 A series of four geotechnical boreholes and nine trial pits were recently dug on site (GEA 2015). Two boreholes were located in the front yard (BH1 & BH2), one on a terrace to the north-west (BH3) of the house and one in the garden to the west (BH4). The trial pits were all located around the existing house to exposed existing foundations and the nature of underlying deposits. The geotechnical investigation was not archaeologically monitored.
- 3.3.4 The boreholes and trial pits all note the presence of natural Clay (ie Claygate Member) close to the current ground surface. In places this was overlain by a concrete over modern made ground that is assumed to be a bedding/make up layer. Together these are generally 0.25m thick. One borehole in the garden (BH4) noted the presence of a single pottery fragment in the topsoil. This is a residual find (eg not in the context in which it was originally deposited) and is unlikely to be an indicator of archaeological potential. One trial pit (TP 3) at the southern corner of the house, recorded 0.7m of undated made ground comprising 'firm brown slightly gravelly Clay. Gravel is fine to coarse to subrounded to subangular. Occasional roots'. No artificial inclusions were noted and it is possible a levelling layer used to build up the ground level at the corner of the house.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No previous investigations have taken place within the site itself. Investigations within the study area have overwhelmingly taken place within Hampstead town centre (**HEA 1, 2, 4–6, 8–17**) with an additional two c 700m to the west of the site (**HEA 3**) and c 485m south of the site respectively. Archaeological understanding of the area is therefore, weighted toward the historic core of the Hampstead settlement and the immediate vicinity of the site is poorly understood at present.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. Finds in the study area are limited to a handaxe located c 505m to the north-east of the site (**HEA 25**). While the site's location on a natural outcrop afforded it a downslope view to the south-east, its distance from natural watercourses and relatively low position in relation to the Heath is unlikely to have marked it as attractive for occupation.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. The sole find dated to this period within the study area is an axe, c 270m to the north of the site (**HEA 26**). The site is likely to have been forest during this period. Its location at some distance from watercourses renders it unlikely to have hosted anything more than ephemeral human activity.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. The heavy clay geology on which the site is located, along with the natural slope, would not have been a first choice for settlement. Whilst there may have been occasional small clearings, much of the area including the site, is likely to have remained unoccupied forest during these periods.

Roman period (AD 43–410)

- 4.2.4 The site is located c 1.4km north-east of the course of Watling Street, a road joining *Londinium* (Roman London) with *Verulamium* (Roman St Albans). The course of the road is well represented in the present course of the A5, bearing the name Shoot-Up Hill, and continues to be well represented to Edgware (Margary 1967, 55–6).
- 4.2.5 Roman Hampstead is characterised by a few scattered finds without context. Residual Roman pottery was recovered from the fills of post-medieval features during the investigation at Frognaal Rise in 1995 (**HEA 14**), 535m north-east of the site and two Roman blue glass beads were found 505m north-east of the site (**HEA 25**). In addition, in 1964 a Roman flanged rim in yellow-white fabric was found in the grounds of the medical research laboratory on Frognaal, 535m north-east of the site (**HEA 28**).

- 4.2.6 Shrines and temples were often established on hill tops and at springs and wells. The source of the Fleet River, c 1.3km to the north-east of the site (outside the study area), may have been a focus for ritual activity as some Roman finds are known from the high ground in Hampstead (MoLAS 2000, 157).
- 4.2.7 Recorded finds associated with this period are chiefly within the area of Hampstead town centre, where the majority of past archaeological investigation has been carried out. As with the prehistoric, the topography and geology of the area would not have been a first choice for settlement or farming and in all likelihood it was heavily wooded throughout this period.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.8 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.9 Hampstead may have been continuously inhabited since the early medieval period with the name indicating a single farm site, possibly in a woodland clearing (VCH *Middlesex* ix, 8–15). The earliest reference to Hampstead comes from a record of King Offa (AD 755–94) who founded a monastery in St Albans which he granted lands in a large area called *Henamstede* (Cleaver 1981, 2). Hampstead manor (estate) is mentioned in a charter of AD 986 when King Ethelred confirmed an earlier grant of the manor to the monastery of Westminster (Weinreb *et al.* 2008, 374). The main settlement would have developed in the later historic core of Hampstead in the area of the High Street, 610m to the east of the site (*ibid.*, 15–33). Much of the surrounding area was woodland (VCH *Middlesex* ix, 66–71).
- 4.2.10 Throughout this period the site lay some distance from the settlement at Hampstead and is most likely to have been within woodland, or possibly agricultural land.

Later medieval period (AD 1066–1485)

- 4.2.11 The manor of Hampstead remained in the possession of Westminster Abbey after the Norman Conquest of 1066 (VCH *Middlesex* ix, 66–71). Domesday Book of 1086 describes the manor as worth 55 shillings with seven inhabitants. The main settlement was located in the area of the High Street, 610m to the east of the site. The GLHER records the site of a medieval church, 480m east of the site (**HEA 19**). The Hampstead parish church of St John, 340m to the north-east of the site, is referenced as early as the 13th century but probably originated as a chapel for the manor of Hampstead and lay not far from the town well and High Street (VCH *Middlesex* ix, 145–52).
- 4.2.12 During the 12th century the population and the area under cultivation increased. The number of tenants was recorded as being 54 in 1281. In 1312, 40 customary dwellings and six freehold houses were recorded in addition to the demesne farm. The manorial demesne farmland (ie worked by the landowner rather than a tenant) occupied the centre of the parish, with woodland and heath to the north and north-east. A number of freehold estates, mostly belonging to religious houses, were on the edges of the parish. Most of the customary land and dwellings were in Hampstead town, c 565m to the east of the site and Pond Street, 850m to the south-east of the site (VCH *Middlesex* ix, 8–15).
- 4.2.13 The site may have been located on the estate of the small submanor of Frognal, referred to in farm accounts dating to 1372 but probably of earlier (possibly Saxon) origin (Weinreb *et al.*, 2008, 310). The GLHER locates the manor house near to the junction of modern-day Frognal Lane and Frognal, 260m to the east of the site (**HEA 27**).
- 4.2.14 In 1996, an archaeological evaluation at Frognal Rise (**HEA 14**) on the northern edge of the medieval settlement, c 530m to the north-east of the site, revealed structural remains, postholes, gullies and a pit which contained pottery dating to AD 1150–1500.
- 4.2.15 Throughout this period the site lay some distance from the Hampstead settlement and the manor house at Frognal, and was probably cleared for agricultural land.

Post-medieval period (AD 1485–present)

- 4.2.16 During the post-medieval period the area is characterised by a rural setting on the periphery of the developing London suburb of Hampstead, which by the early 20th century is absorbed into

the suburban growth.

- 4.2.17 The development of Hampstead centred on the initial appeal of Hampstead springwater from the late 17th/early 18th century onwards. Demand for lodgings increased among visitors to the area and it became highly fashionable for a brief period before attracting 'the meaner sort', after which Hampstead town continued to grow owing to an influx of the middle classes (VCH *Middlesex* ix 8–15). In 1725 Defoe commented that Hampstead was growing 'from a little village into a city' (Weinreb *et al* 2008, 376–375). The earliest map showing the area around the site is Rocque's map of 1746 (Fig 4). The site is shown in open fields to the north of West End Lane, in an area marked as pasture.
- 4.2.18 The Ordnance Survey 1st edition 25" map of 1879 shows the site within open fields within the grounds of Frognal Park. This mansion house lay 165m to the east of the site and was surrounded by landscaped gardens that extended to just east of the site (Fig 4). This was built by John Metcalf in 1806 but shortly passed to other various other owners (see VCH *Middlesex* ix, 32).
- 4.2.19 Hampstead had become a popular area among artists, authors and scientists during the mid-19th century, building on a reputation as an intellectual centre established by Constable, Leigh Hunt and others (VCH *Middlesex* ix 8–15). The area around the site underwent fairly rapid development in the early 20th century as part of a more general expansion of settlement around Hampstead following the development of rail links to London. By the onset of the 20th century the professional and gentry classes had gained influence over the affairs of Hampstead town (*ibid*).
- 4.2.20 Greenaway Gardens was built in 1914 through the grounds of Frognal Park, which was demolished soon afterwards (*ibid*, 32). Significant development in the immediate area of the site is first apparent in the Ordnance Survey 3rd edition 25" map of 1915; the residential streets of Chesterford Gardens, Greenhill Avenue and Bracknell Gardens have developed to the east, north and west, reducing the area of Frognal Park. The site still appears to be in an open field. In the years following the First World War, Hampstead continued to be favoured by businessmen and the intelligentsia. The latter class characterised a considerable influx of residents from the continent during the 1930s (*ibid*). The site is fully developed in the Ordnance Survey 5ft:mile map of 1934 (Fig 7), reflecting its present layout.

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

- 5.2.1 As noted by the geotechnical survey, the natural Clay geology lies close to the ground surface, beneath topsoil or concrete foundation/bedding layers generally 0.25m thick. Any archaeological remains present on site are likely to survive below the made ground in any surviving topsoil layers, from c 92.0m OD (0.1–0.3mbgl).
- 5.2.2 The chief impact on site is likely to have been the construction of the present house in the 1920s. Standard pad foundations would have removed any surviving archaeological remains locally, along with any preliminary levelling of the natural slope prior to construction. Archaeological survival potential is likely to be high in the area of the proposed basement as there has been no building development here in the past.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential for prehistoric remains.* While the site forms part of the natural rise toward Hampstead Heath and thus may have been in an attractive position for commanding views of the landscape to the south, its location away from watercourses and on soil of relatively poor quality marks it as an unlikely prospect for intense occupation or settlement. Few prehistoric remains are recorded in the study area, and further remains are unlikely to be present on site.
- 5.3.3 *The site has a low potential for Roman period remains.* Remains of this period are chiefly recorded in Hampstead town centre, and are secondary deposits and chance finds. The site's distance from the road network indicates it was a peripheral location, likely woodland or pasture during this period and unlikely to have been a focus of human activity.
- 5.3.4 *The site has a low potential for early-later medieval remains.* The site lay at some distance from the main settlements and manor house of Frognal and is likely to have been managed as rough pasture or woodland during the medieval period.
- 5.3.5 *The site has a low potential for post-medieval remains.* The site appears to have been rough pasture until the growth of Hampstead following the First World War, and the earliest phase of the house having been built in the 1920s.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises the construction of a single-storey basement to the north-west and west of the footprint of the existing 1920/30s house. A single storey extension would be constructed on the southern side of the house on a concrete raft foundation. The existing ground floor would be lowered and this and an internal steel frame supported on pad foundations located within the building footprint.
- 6.1.2 The proposal is to form a new single storey basement structure around the side and rear of the principal building with an excavation of 4.2m below existing ground level. At the rear a single storey extension is proposed, built in loadbearing masonry, supported off the new reinforced concrete slab that extends out to cover the basement and forms support for the new terrace. The basement would have a piled perimeter wall.
- 6.1.3 Within the existing building, the proposal is to lower the existing ground floor and construct a new ground bearing reinforced concrete slab utilizing the existing void under the existing timber floor. New internal pad foundations are proposed supporting new steel columns that support a new internal steel frame supporting the first and second floor joists (Richard Tant Associates 2014, 1–2; Richard Tant Associates dwg ref 4138-BG02, dated 19/12/2014; Richard Tant Associates, dwg ref 4138-IN01, dated 19/12/2014).
- 6.1.4 The new single storey extension is also proposed to be built using loadbearing masonry supported off the new reinforced concrete slab (Richard Tant Associates 2014, 1–2; Richard Tant Associates dwg ref 4138-BG01, dated 19/15/2014; Richard Tant Associates dwg ref 4138-BG02, dated 19/12/2014). It is assumed for the purposes of this assessment that the slab/raft foundation would entail ground excavation up to 0.5m.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that as the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The archaeological potential of the site is low for all periods.

Basement

- 6.2.4 Any archaeological remains, if present (this is considered unlikely) would be entirely removed within the footprint of the proposed basement.

Piled perimeter wall

- 6.2.5 Any archaeological remains would be entirely removed from piling in the wall surrounding the basement .

Pad foundations and slab/raft foundation

- 6.2.6 The excavation for pad foundations would entail the removal of any archaeological remains locally within the footprint of each excavated pad to a typical depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. The raft foundation would extent to 0.5m deep. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations would remain intact beneath these impact levels, but their context could

be lost.

7 Conclusion and recommendations

- 7.1.1 The site contains no designated heritage assets. The potential for archaeological remains is considered low for all periods.
- 7.1.2 The proposed works entail the excavation of a new basement to the north and west of the existing house footprint, which would entirely remove any archaeological remains, if present, and the lowering of the ground floor which would require the insertion of new internal pad foundations, which would remove remains locally within each pad to a depth of 1.0–1.5m. The concrete slab/raft foundation supporting the two-storey extension on the southern side of the house would remove remains within the footprint of the extension to a depth of 0.5m.
- 7.1.3 In light of the low potential of the site to contain significant archaeological remains, along with the relatively small area of proposed impact, further investigation is unlikely to be required by the local planning authority in relation to the determination of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 13/03/2015 and is the copyright of Historic England 2015.
- 8.1.3 Historic England statutory designations data © Historic England 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The Historic England GIS Data contained in this material was obtained in September 2014. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.english-heritage.org.uk>.

Abbreviations

MoLAS – Museum of London Archaeology Service (now named MOLA)

DGLA - Department of Greater London Archaeology (Museum of London)

GLHER – Greater London Historic Environment Record

ILAU – Inner London Archaeological Unit

PCA – Pre-construct Archaeology

HEA No.	Description	Site code/ HER No.
1	Church Row 27, Hampstead, NW3 Evaluation by MoLAS, 1992. An undated steep-sided cut feature and surviving archaeological deposits were sealed by modern made-ground.	CCH92 MLO59925
2	13 Church Row (Adjoining), Hampstead, NW3 Trial trenching by ILAU in 1976 on a site within the medieval settlement area of Hampstead showed that all archaeological deposits had been removed by modern site levelling.	CRO76
3	37–63 Fortune Green Road, West Hampstead, NW6 Evaluation by PCA, 2006. Natural clay, in the SW of the site, was sealed by a layer of topsoil from which pottery of 11th-19th century date was recovered. Elsewhere, evidence of late 19th early 20th century activity and levelling was recorded.	FGH06 MLO98218
4	59 Frognal, Hampstead NW3 Evaluation by MoLAS, 2006. In one of two trenches, a late 18th-c brick drain was recorded cutting the natural clay. The drain was truncated to the E by a slightly later brick cellar wall and floor, and a sequence of late 18th - early 19th century brick walls or braces was recorded in section. In the second trench an undated ditch and two postholes were revealed, sealed by a sequence of post-medieval garden soils followed by 19th century brick and concrete foundations. Pottery dating to the late 12th to mid-14th century was recovered, suggesting medieval settlement in the area.	FGL06 MLO98221, MLO98223
5	Flask Public House, 14 Flask Walk Hampstead NW3 An excavation by DGLA in 1990 encountered 18th century walls, apparently part of a rear cellar of the earlier Flask.	FLK90 ELO3299 MLO25936
6	62 Frognal, Hampstead NW3 A watching brief by MoLAS, 2008. Natural clay was observed beneath modern garden soil and building	FON08
7	321–339 Finchley Road, NW3 A watching brief by MoLAS, 2002. A possible ploughsoil, dated by a single Roman potsherd, was recorded in the North-west of the site. Elsewhere London Clay was terraced or overlaid by made-ground associated with the construction of the adjacent Finchley Road and Frognal Station in the latter part of the 19th century.	FRC02 ELO1262 MLO76697–98
8	1 Frognal Gardens, NW3 A watching brief by MOLA in 2011 recorded an oyster shell, ceramic building material and a sherd of 19th century pottery.	FRG11 MLO106613
9	18 Frognal Way, Hampstead NW3 A watching brief by MoLAS, 2008. In three test pits makeup for the construction of the house in 1930-1 was recorded above truncated natural sandy clay. In two of the test pits it was overlain by makeup for York Stone paving and by turf and topsoil in the third.	FWA08

HEA No.	Description	Site code/ HER No.
10	High Street 46 Macdonalds, Hampstead A programme of work carried out by MoLAS; evaluation Nov-Dec 1992 and Watching brief/Standing Structure recording Nov 1992. Partitions, blocked windows, doors and staircase details were recorded within the 17th/18th century standing building. A range of post-medieval features associated with the house, including drains and a cesspit, were revealed in excavations in the rear garden.	HHS92 MLO59204 202010200 MLO59926, MLO59928 082584-5,
11	Blue Star Garage (site of), 32-40 Hampstead High Street, NW3 An investigation by DGLA, 1979. No further details are currently available	HP79
12	St Johns Church, Church Row, Hampstead NW3 A watching brief by MoLAS, 2005. Two trenches excavated for underpinning works for the church's war memorial were monitored. In the north trench re-deposited natural was noted; the south trench, lying inside the churchyard boundary, contained the footer of a gravestone. Residual fragments of human remains were recovered and reburied.	JNC05 ELO3078
13	South Hampstead High School, 3 Maresfield Gardens, NW3 5SS An investigation by AOC Archaeology Group, 2012. No further details are currently available.	MFG12
14	Mount Vernon Hospital, Mount Vernon, Frogna Rise, Hampstead NW3 An evaluation in 1995 and excavation in 1996 at Mount Vernon Medical College (MLO11911). 1995 (MoLAS: Natural sands and clays sloped down from east-west. At the east end of the site two sherds of Roman pottery were recovered from the fills of post-medieval features. At the west end of the site and bottom of the slope, the natural was overlaid by hillwash deposits containing pottery dating from mid-13th to 14th century. They were cut by a vaulted brick drain and a possible robbed-out wall of 17th to early 18th century date. To the north of these a large pit contained 17th century pottery. Later dumping and levelling appeared to be 19th century in date and associated with the Victorian hospital. 1996: Excavation Mar-Apr 1996 (Weatherstar Ltd). The natural hillside topography had been substantially altered by post-medieval terracing and associated dumped levelling, the latter sealing small areas of the original landscape, including hillwash. Beneath this hillwash natural sands and clays were cut by postholes, gullies and a pit which contained pottery dating to 1150-1500: they may have been the remnants of a medieval field system and associated fence lines, suggesting agricultural use of the land during this period. The hillwash deposits above imply that natural and agricultural processes have resulted in downward soil movement. On the W side of the site, at the bottom of the slope, a platform was terraced into the hillside and a structure, initially of timber and later of brick, was built c late 15th - early 16th century. A cesspit was associated with the earlier structure; above it were the remains of a semi-cellar floor, the steps leading to it and walls. The structure was repaired and renewed several times, probably continuing in use throughout the 17th, 18th and well into the 19th century.	MTV95, ELO4095 ELO9096 MLO11911 MLO66259-264 083406-083411 MLO68005-6 083671-2, MLO71894
15	21 Perrins Walk, Hampstead, NW3 A watching brief by PCA, 2007. Natural clay was sealed by modern made-ground with either flagstones or topsoil above.	PWH07
16	Heath End House, Spaniards Road, NW3 An investigation by DGLA, 1980. No further details are currently available.	SR80
17	4 Upper Terrace, Hampstead NW3 An investigation by PCA, 2014. The watching brief was focused on construction of a new basement within the footprint of the existing building. A post medieval brick drain was located truncating the natural. It is thought to be associated with 19th century alterations to the property. Levelling layers of a similar date were also present.	UPT14
18	The Grove NW3 During October of 1998 an archaeological watching brief was maintained in the stable yard at Fenton House in Hampstead. During the watching brief the brick footings for a walled enclosure were observed and recorded on the west side of the yard. In the south-east corner of the yard the brick footings and floor surface for a midden yard were observed, and a brick and tile hain in the south-east corner of the yard alongside the midden was also seen. These excavations led to the discovery of a blocked arch leading to what may be an unrecorded 17th century cellar.	ELO9153 MLO16936 082028

HEA No.	Description	Site code/ HER No.
19	Hampstede Parish Church, The GLHER records the site of a later medieval parish church.	MLO17821 082026
20	Holly Hill The GLHER records the chance find of a later medieval Costrel in 1876.	MLO17824 082030
21	Frognal Way and West End Lane The GLHER records a later medieval and post-medieval road, running up Shoot Up Lane from Hampstead Church.	MLO17827 082036
22	West End Lane The GLHER records part of West End Lane running from Kilburn Priory through West End to Fortune Green.	MLO17828 082038
23	Mill Lane The GLHER records the site of a later medieval settlement.	MLO17912 082047
24	Church Row A later medieval and post-medieval road is recorded on the GLHER.	MLO23436 082035
25	Hampstead The GLHER records a series of chance finds including a 13th century lead seal of Pope Innocent IV and a lead coin (MLO26639/), two glass beads of the Roman period (MLO17786) and a Palaeolithic pointed handaxe (MLO17761).	MLO26639 082351 MLO17786 081784 MLO17761 081719
26	Redington Road The GLHER records the chance find of a Mesolithic axe.	MLO17770 081761
27	Hampstead Manor House The site of a post-medieval manor house recorded is on the GLHER.	MLO17811 082008
28	Frognal The chance find of a Roman potsherd in 1964 is recorded on the GLHER.	MLO18044 081780
29	Hampstead Village The GLHER records the site of the early medieval village, noted in charters of 968 and 986 AD.	MLO17901 082043
30	Frognal Lane The GLHER records the site of a later medieval and post-medieval road.	MLO17883
31	Frognal Rise The GLHER records the site of a post-medieval conservatory.	MLO57615
32	Corner of Perrins Lane The GLHER records the chance find of a Bulla, lead seal to a papal bull of Pope Innocent IV found in 1869.	MLO17806

9 Planning framework

9.1 National Planning Policy Framework

9.1.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

9.1.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.2 Greater London regional policy

The London Plan

- 9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
 - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.2.2 As part of the *Revised Early Minor Alterations to the London Plan* (GLA Oct 2013), amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'. The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

9.3 Local planning policy

- 9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.3.2 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
- 9.3.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NHRE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

13 Bibliography

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13.2 Other Sources

Landmark historic Ordnance Survey mapping

British Geological Survey online historic geology borehole data and digital drift and solid geology data

Greater London Historic Environment Record

Internet – web-published sources

13.3 Cartographic sources

Rocque, 1746 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round', reproduced in Margary, H, 1971 'Exact Survey of the City of London Westminster and

Southwark and the Country 10 Miles Round' by John Rocque, 1746, Margary in assoc Guildhall Library, Kent

Ordnance Survey maps

Ordnance Survey 1st edition 25" map of 1879
Ordnance Survey 2nd edition 25" map of 1896
Ordnance Survey 3rd edition 25" map of 1915
Ordnance Survey 1:2500 map of 1934
Ordnance Survey 1:1250 map of 1954

Engineering/Architects drawings

KSR Architects Project no 14042

Existing Site Plan, dwg ref 14042-X010, Rev -, 16/03/15
Existing Basement Plan, dwg ref 14042-X090, Rev -, dated 16/03/15
Existing Ground Floor Plan, dwg ref 14042-X100, Rev -, dated 16/03/15
Existing First Floor Plan, dwg ref 14042-X110, Rev -, dated 16/03/15
Proposed Site Plan, dwg ref 14042-P011, Rev -, 17/03/15
Proposed Basement Plan, dwg ref 14042-P090, Rev 0, dated 26/03/15
Proposed Ground Floor Plan, dwg ref 14042-P100, Rev -, dated 17/03/15
Proposed First Floor Plan, dwg ref 14042-P110, Rev -, dated 17/03/15

On-Centre Surveys Ltd No 4 Greenaway Gardens Hampstead London NW3 7DJ Land Survey, dwg no. 22770A/1, dated November 2014

Richard Tant Associates

Internal Works to Main House Suggested Methodology 1/2, dwg ref 4138-IN01, rev -, dated 19/12/14
Basement & Gr. Floor Extension Suggested Methodology 1/2, dwg ref 4138-BG01, rev -, dated 19/12/14
Basement & Gr. Floor Extension Suggested Methodology 2/2, dwg ref 4138-IN02, rev -, dated 19/12/14
Basement & Gr. Floor Extension Suggested Methodology 2/2, dwg ref 4138-BG02, rev -, dated 19/12/14

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	-	N
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	-	N
Geotechnical report	Y	pdf	Y
Envirocheck report	not known	-	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	N	N	

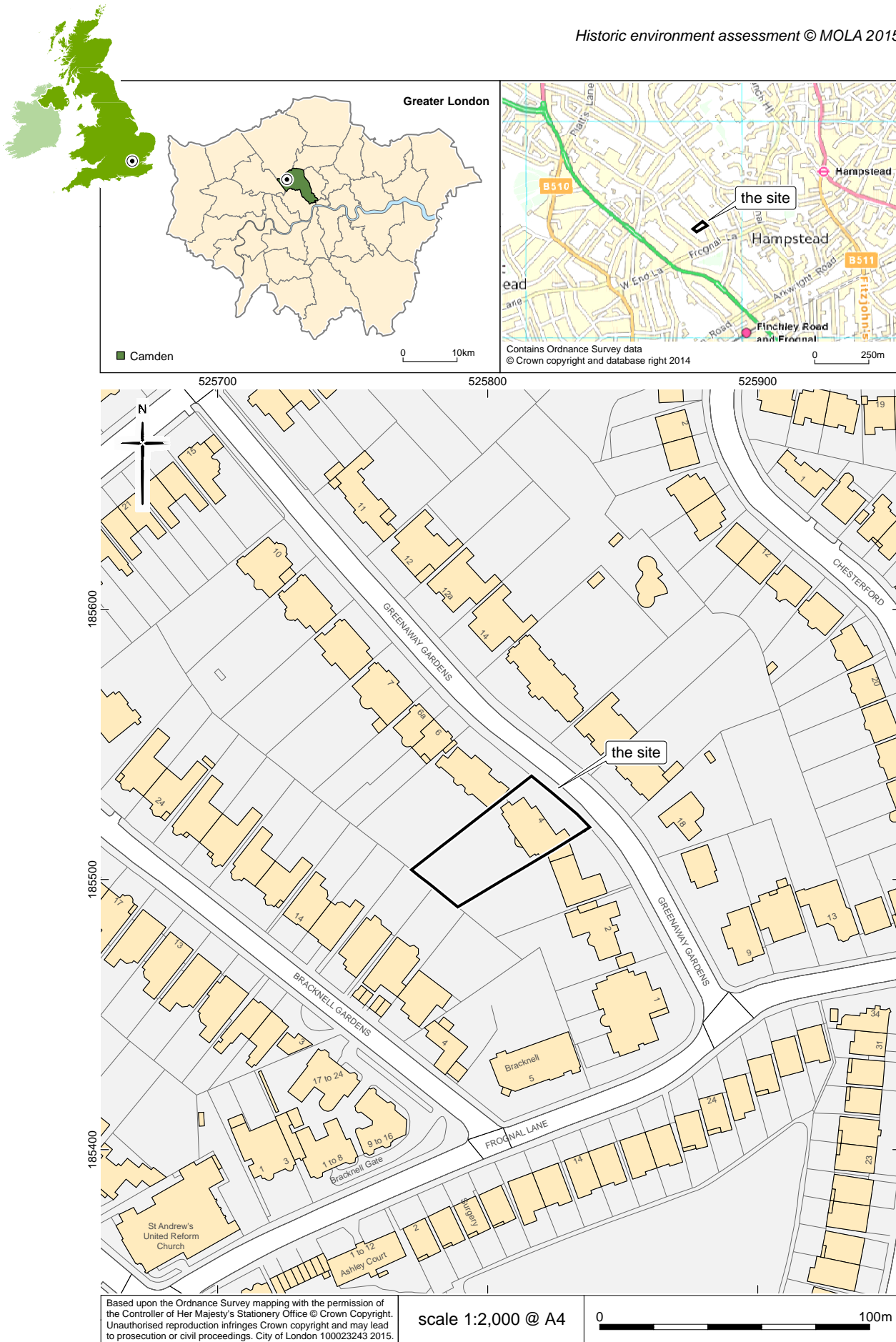


Fig 1 Site location

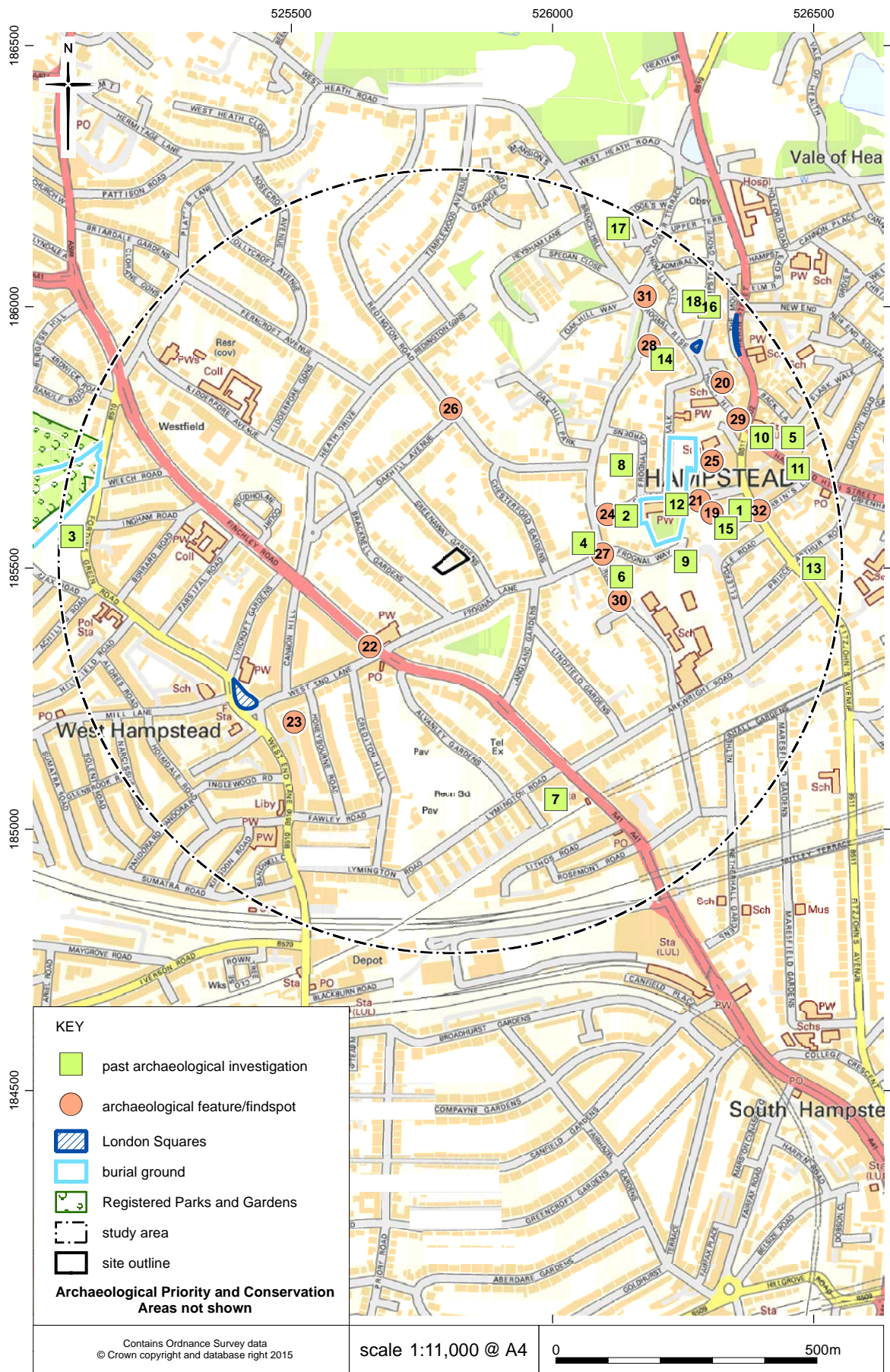


Fig 2 Historic environment features map



Fig 3 Rocque's map of 1746

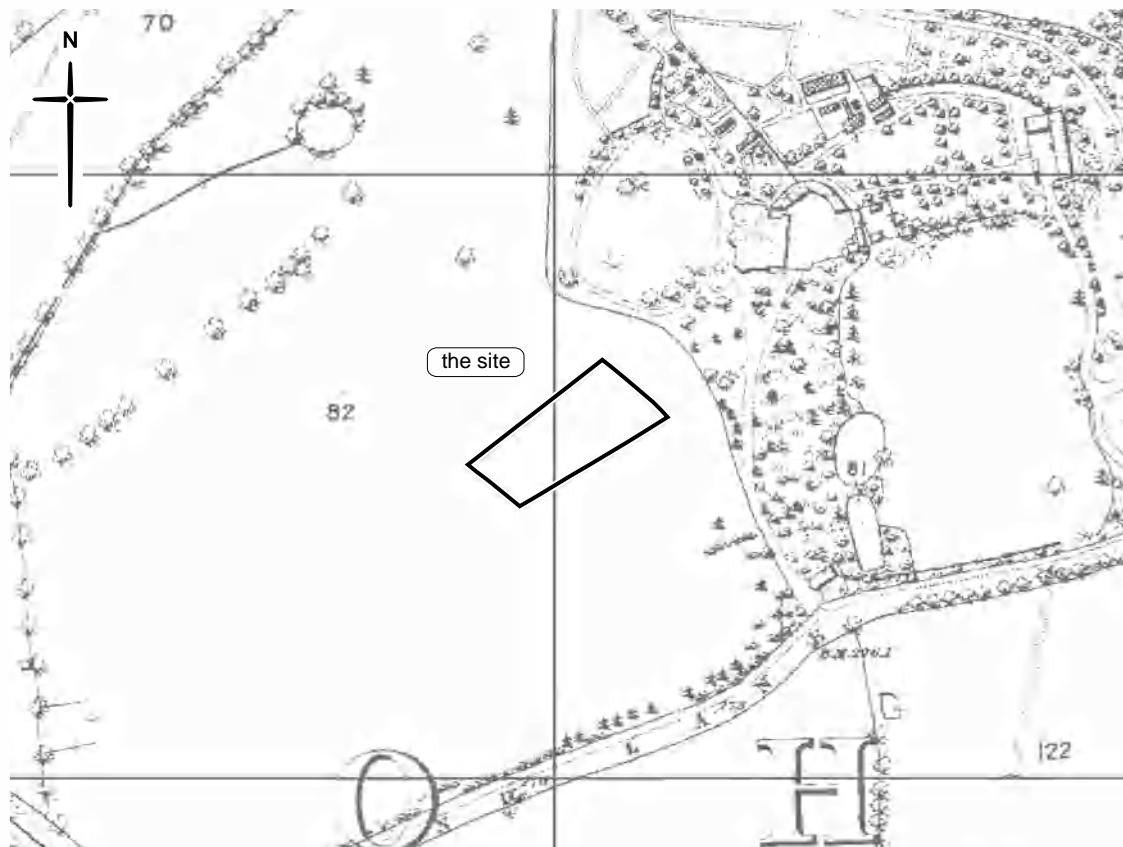


Fig 4 Ordnance Survey 1st edition 25" map of 1879 (1:2500 scale @ A4)

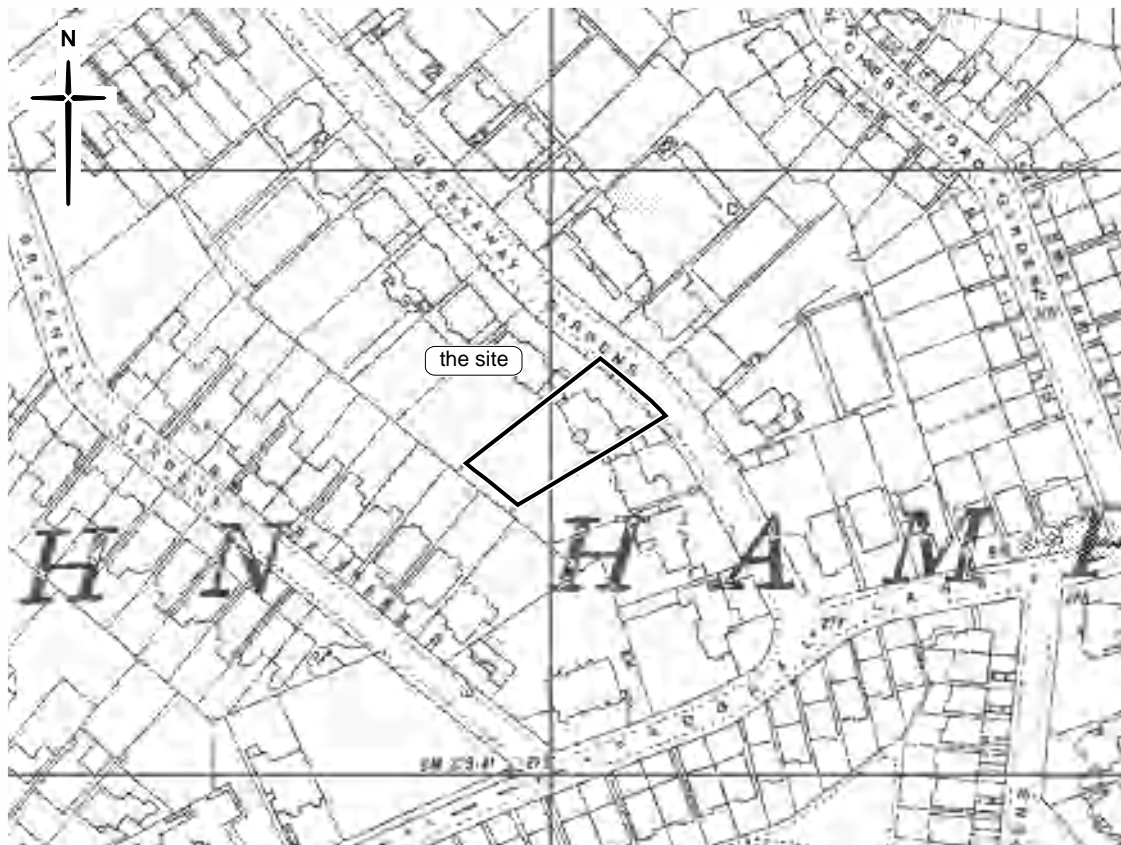


Fig 5 Ordnance Survey 1:2500 map of 1934

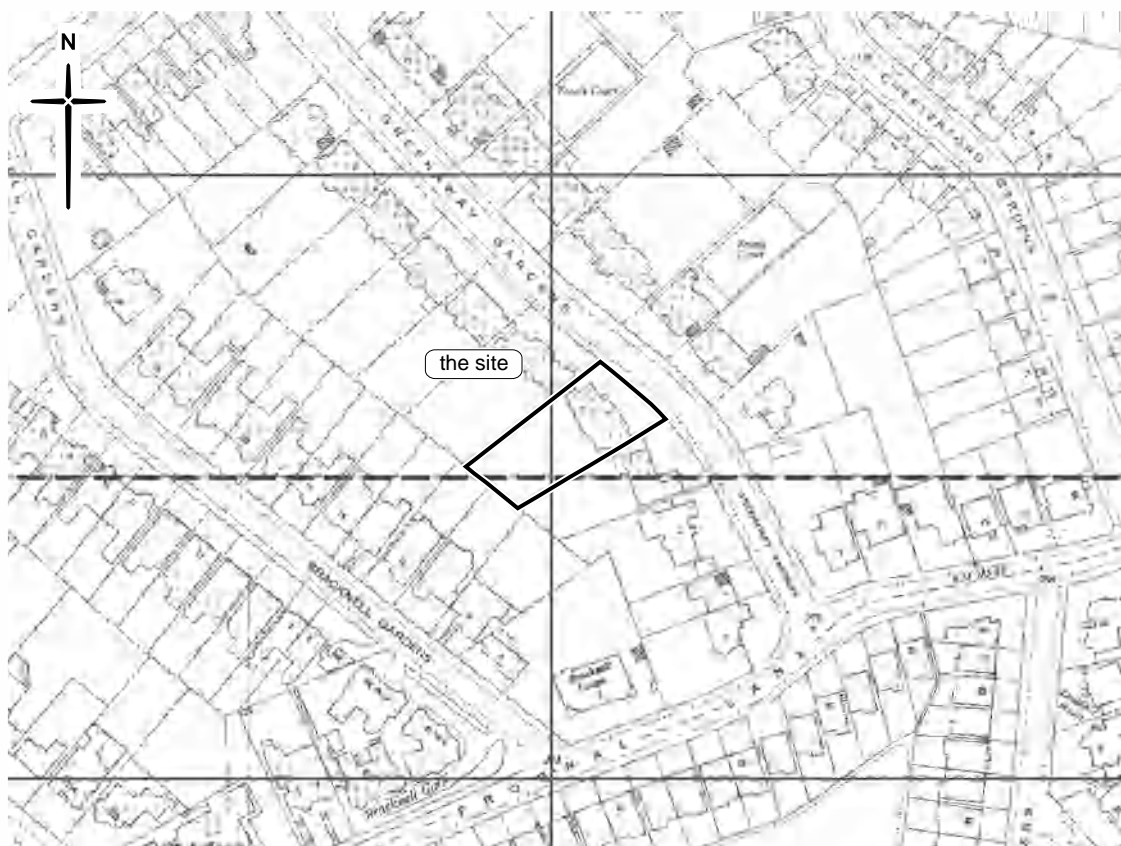


Fig 6 Ordnance Survey 1:1250 map of 1954 (1:2500 scale @ A4)

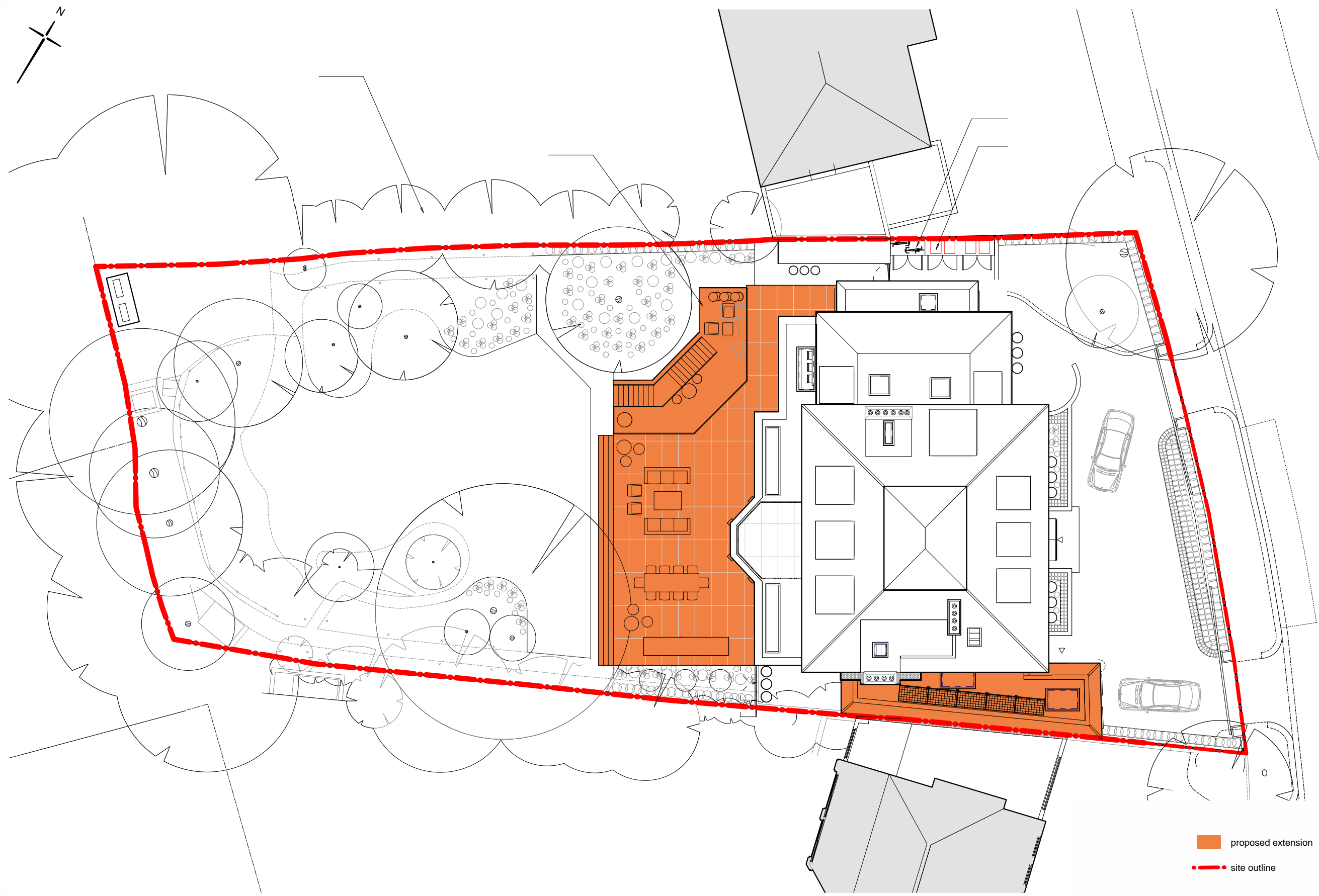


Fig 7 Proposed site plan with extensions highlighted (after KSR architects, Project Ref 14042, dwg no 14042-P011, Rev -, dated 17/03/15)

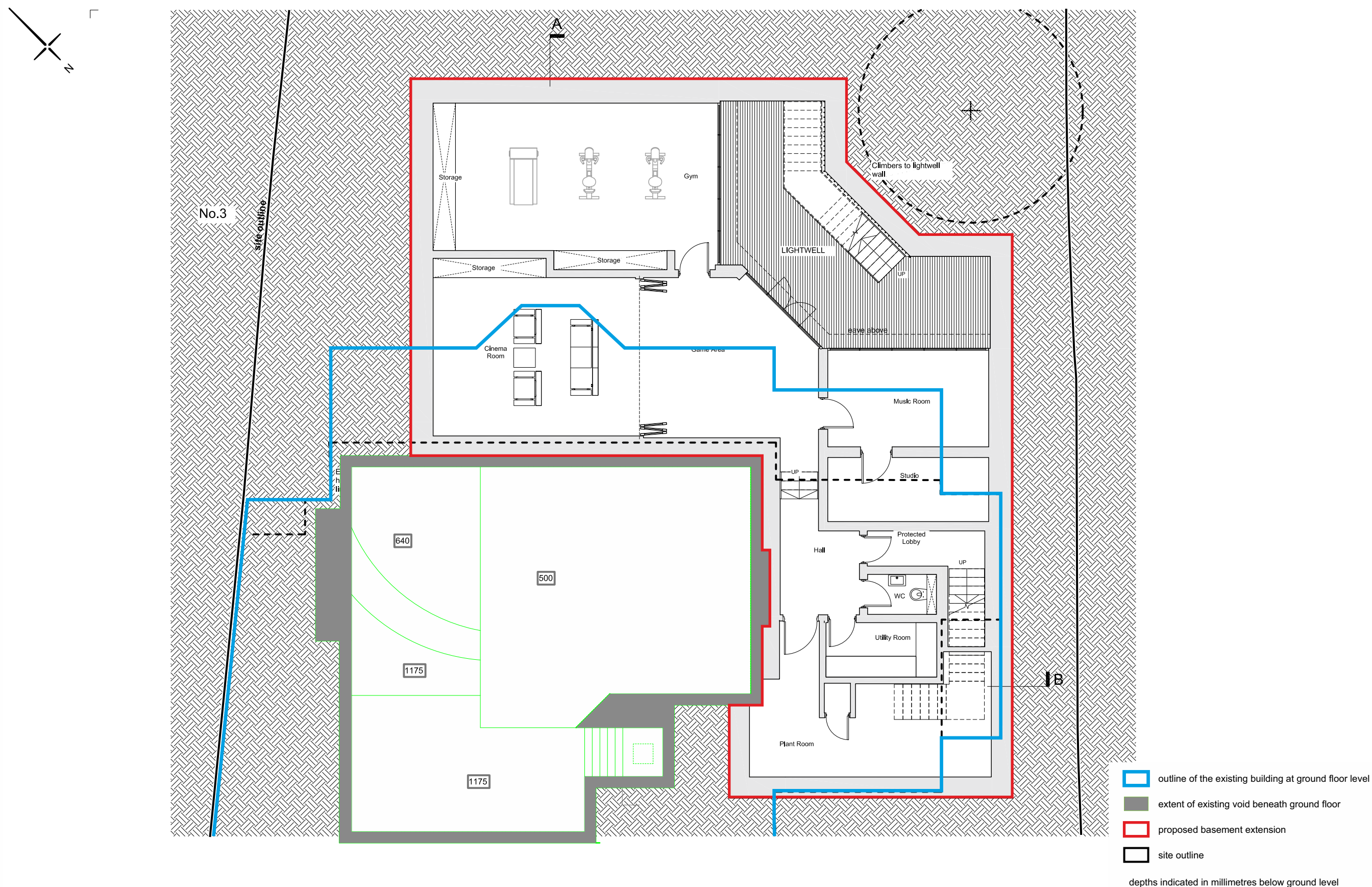


Fig 8 Plan showing proposed basement (after KSR architects, Project Ref 14042, dwg no 14042-P090, Rev 0, dated 26/03/15), with existing extent of void beneath ground floor (after KSR architects, Project Ref 14042, dwg no 14042-X090, Rev -, dated 16/03/15)